

**FOR SALE OR LEASE**

# 64,000 SF Industrial Spec Building

BEAUFORT COMMERCE PARK  
74 Schein Loop  
Beaufort, SC 29906



## **BUILDING**

Building Size	64,000 SF
Building Dimensions:	160'x400'
Construction:	Tilt concrete panel
Clear Height:	28' clear height
Typical Bay Spacing:	50' x 50'
Car Parking:	Per code or variance as needed

## **TRUCK COURT**

Truck Loading Dock:	130' Deep Asphalt Truck Court
Truck Dolly Pad:	8" Concrete Dolly Pads at Dock Positions
Truck Doors:	4 each (9' x 10') Dock High Doors ( <i>knock out panels for additional doors</i> ) 1 each (12' x 14') Drive-in Door

## **EQUIPMENT**

6'x6' 30,000 lb. Capacity Mechanical Dock Levelers at all Truck Doors

## **FLOORS**

6" Non-Reinforced Sealed Concrete Capable of Supporting Rack Loading up to 6,000 lb. Point Loading on 3" x 4" Base Plate, Sealed with Penetrating Hardener, Polyurea Joint Filler

## **WALLS**

Tilt-up concrete Structural Wall Panels

## **ROOF**

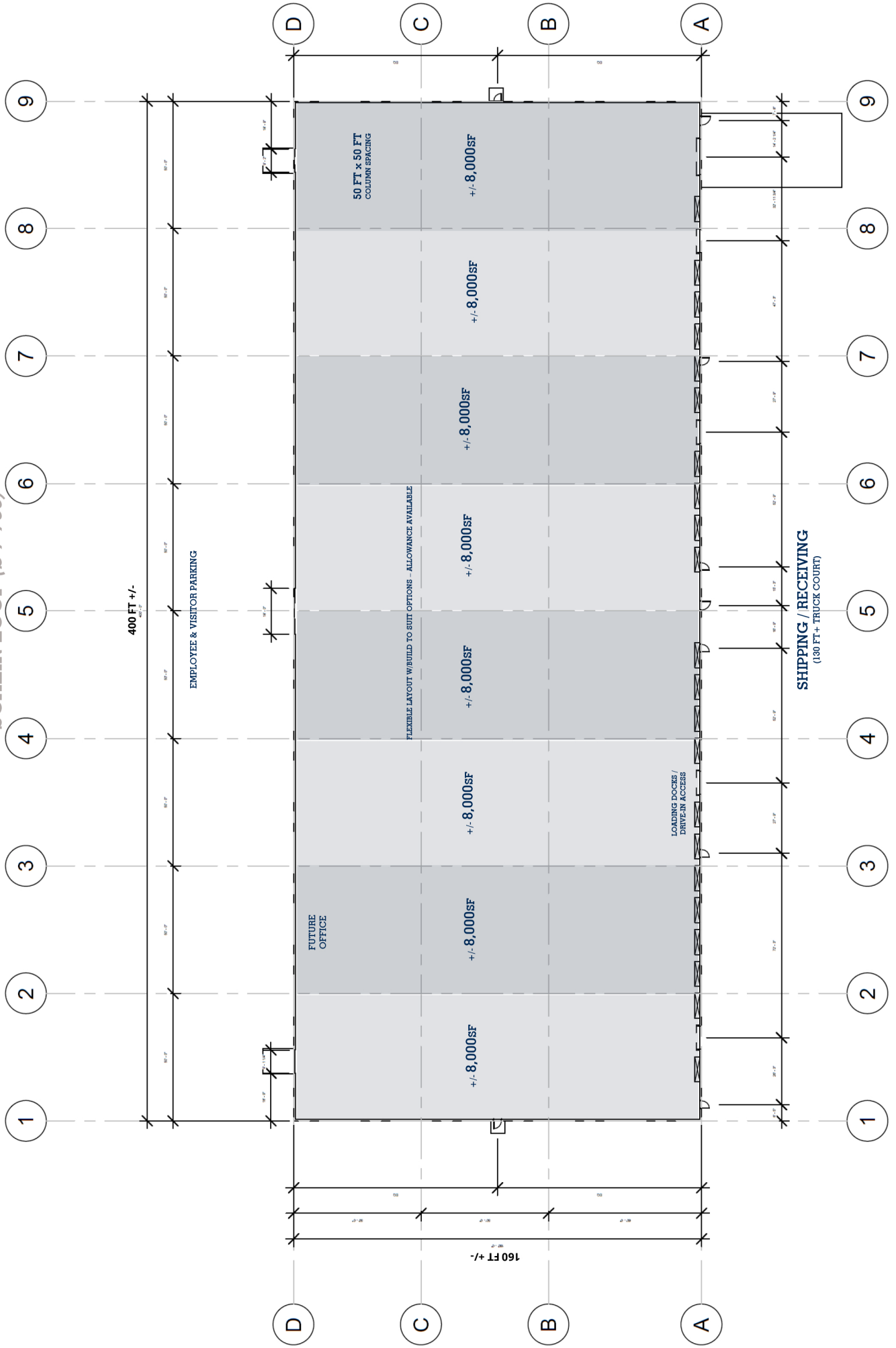
45 mil mechanically fastened TPO roof, Gutter with Downspouts on Truck Court Side of Building

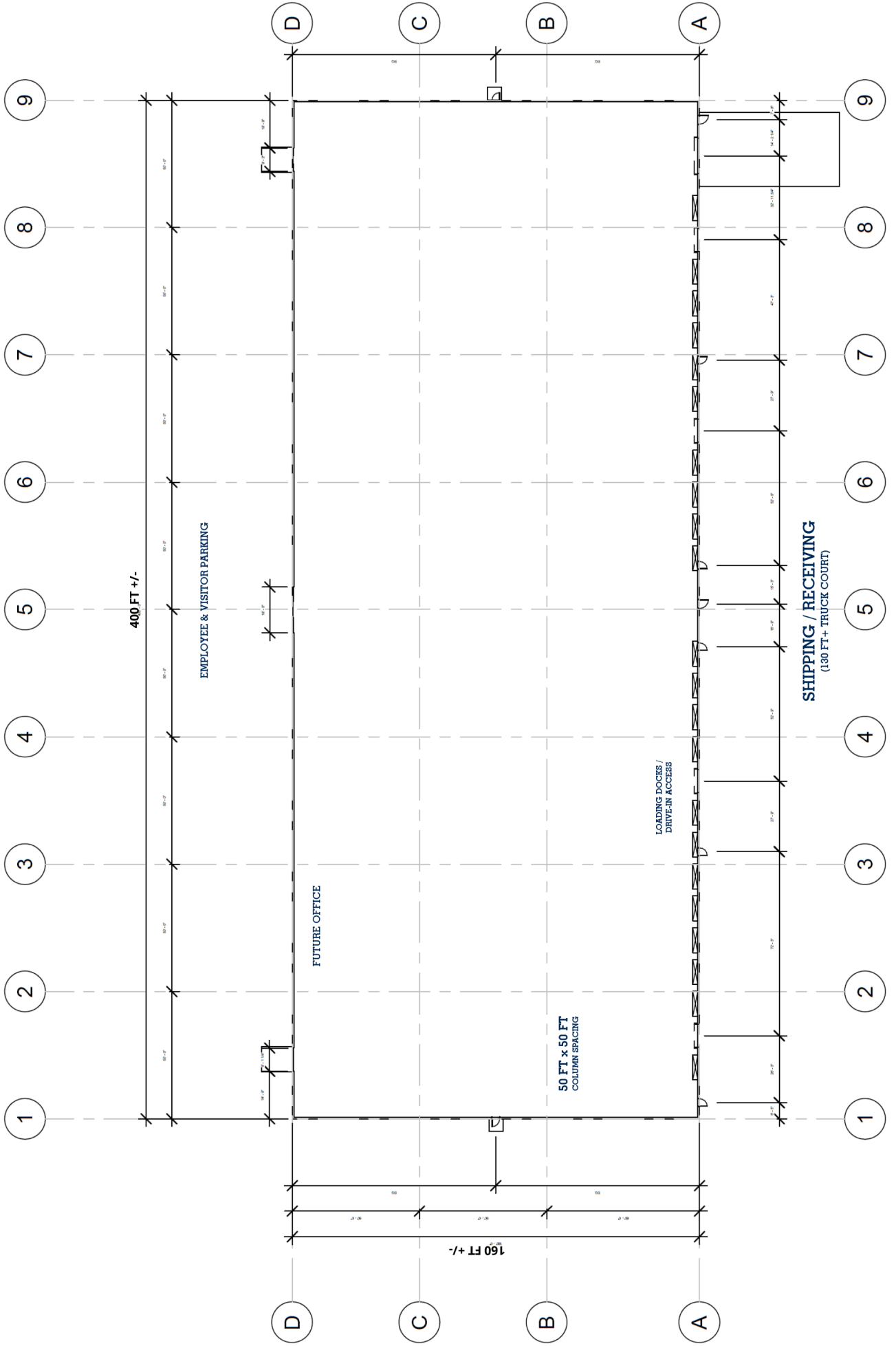
## **ELECTRICAL / LIGHTING / HEATING**

Electrical:	1,000 Amp Main Service, 480/277v 3-Phase
Lighting:	LED High Bay Light Fixtures

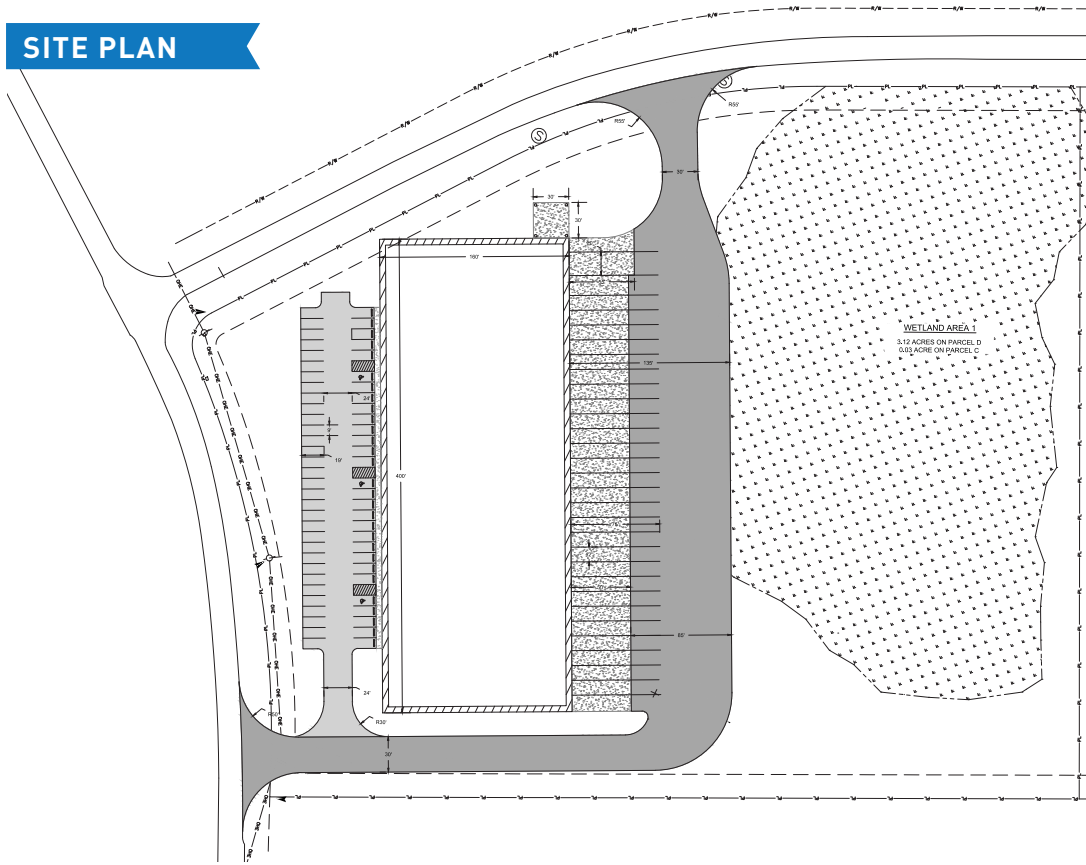


**SCHEIN LOOP (S-7-786)**





# SITE PLAN



JOIN COMPANIES LIKE:



## DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	86,495	41,937
45 minutes	208,902	99,410
60 minutes	524,706	260,313

## DRIVE TIMES FROM SITE

Interstate-95:	20 minutes
Port of Savannah:	40 minutes
Port of Charleston:	65 minutes
Savannah Int'l Airport:	40 minutes
Charleston Int'l Airport:	65 minutes
Hilton Head Airport:	35 minutes

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your **business**. Good for your **soul**.



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